



Local Development Plan Team
Scottish Borders Council
Newtown St Boswells
Melrose
TD6 0SA

REPRESENTATION TO LOCAL DEVELOPMENT PLAN 2 – MAIN ISSUES REPORT

LANDS AT STOW (PREVIOUS REF. ASTOW029)

Dear Sir/Madam

Introduction

We write on behalf of our client, [REDACTED], and in relation to the above consultation. This representation relates to land on the west side of Earlston Road, Stow and is accompanied by the relevant site plan.

The site has a potential capacity for up to 5 dwellings and can help to assist the housing requirements within the next LDP period. Particularly given the low number of sites identified in Stow.

This representation follows on from the last call for sites process and a recent meeting with the Head of Forward Planning. While Stow does come with topography constraints they are not unsurmountable and we consider there is a strong demand within the settlement. It is vital that the town maximises the benefit and use of the newly opened Borders Railway.

There are a number of suitable sites that are adjacent to the existing built form positioned on the lower part of the surrounding hills that we consider appropriate for additional residential dwellings. We consider the subject site to be one such opportunity and one that can be contained and not have a significant impact on the local landscape.

Site Details

The site is located to the west of Earlston Road on land immediately south of the Stow settlement boundary. It extends to approximately 1.2 ha and is low quality agricultural land. The site is on the edge of urban form, close to existing utilities and is within a highly sustainable location being located approx. 10 mins walking distance from Stow Train Station. The nearby A7 provides regular bus services to Galashiels and Edinburgh. A variety of community services are nearby including schools, shops and a Church.

The site is also contained by mature woodland to the east and west with the intention to contain the site to the south by new boundary landscaping/woodland. Figure 1 below shows the general location of the site.

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Figure 1: Subject Site



Source: Googlemaps

Opportunity

The site represents a natural extension to the Stow development boundary particularly when other opportunities within the settlement are extremely limited. With the introduction of the Borders Railway Stow has become a sought after location to live and one that should be promoted further.

Given the establishment of the new railway station to have no to limited housing allocations within Stow is considered a missed opportunity and one that should be reviewed further as part of the LDP2 process.

It is important that land allocations are made in sustainable and sought after locations. The subject site is within a 10 min walk from the train station and the centre and regular bus services on the A7 are equally close by. It represents a strong and sustainable development location.

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There are no constraints associated with the site and no contamination issues. The crunzie burn flows along the east side of the site (at a significantly lower level than the field) and according to SEPA the site is at a low risk of flooding. Nevertheless a flood risk assessment would be undertaken as part of any application. The site is on the edge of the urban settlement and therefore is in close proximity to existing infrastructure and utilities.

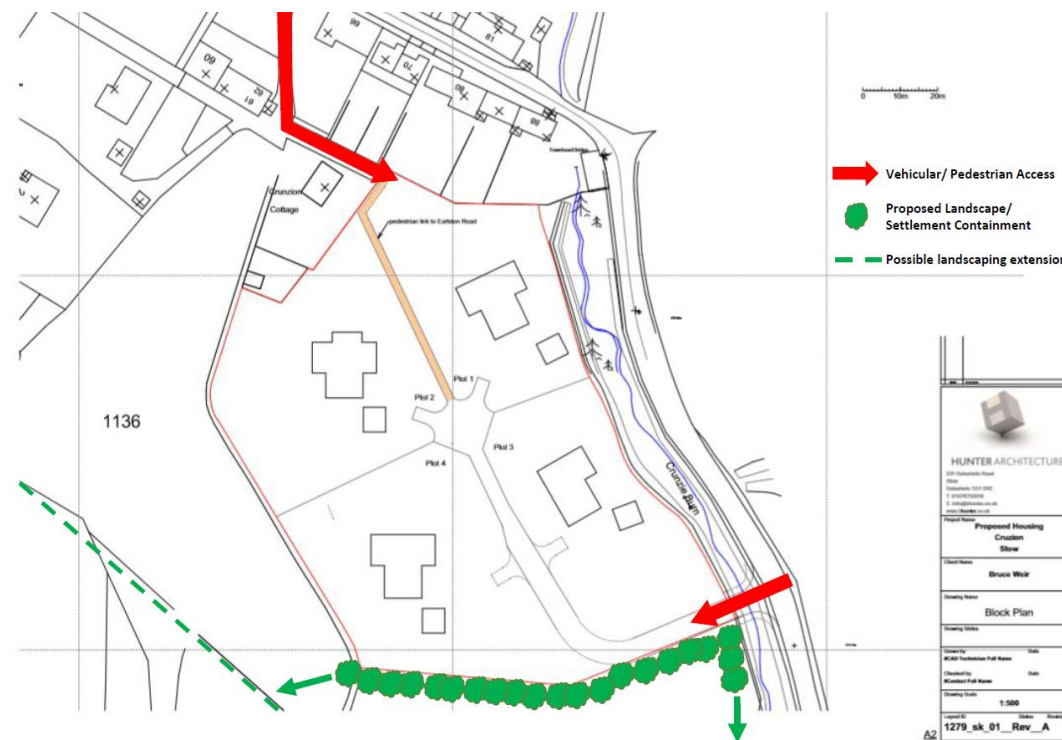
A Landscape Capacity Study was undertaken on behalf of the Council back in 2007. It outlined the opportunities and constraints. It also included the potential allocation of larger housing sites further up the hillside than that proposed on the subject site. The site can be contained within the landscape with no significant impacts of note.

The development of up to 5 houses will also not have a major impact on the road network and the subject site is highly accessible to Stow centre thus encouraging modes of transport other than the private car.

Following the 'Call for Sites' the landowner now considers there to be two access points achievable to the site and which can be worked up in conjunction with the Council's Roads Department.

Figure 2 outlines and indicative plan together with notification of access and further proposed landscaping boundary treatment.

Figure 2: Indicative Site Plan





Conclusion

We believe that this site should be allocated for 5 houses within the Local Development Plan 2021-2026 for the following reasons:

- It is deliverable in full within the Local Plan lifespan. The site is owned by the client and who has the necessary finances and resources to deliver the development within five years.
- The site is located within a sustainable location. It is within walking distance and will support the use of the Borders Railway and local shops and services.
- The development would not result in a significant impact on the local road network.
- It is next to current built form, has easy access to utilities/infrastructure and is set lower within the landscape thus not have any related or significant impacts.

We stress the importance of allocating housing in the Scottish Borders where there is a strong demand to live. Due to the Borders Railway there is now strong demand to live in Stow and thus we hope that this site is allocated as part of the forthcoming LDP 2 and as a form of expansion to the current settlement boundary.

Should you wish to discuss any aspect of this representation in greater detail then please do not hesitate to contact Tim Ferguson on 01896 668 744.

Yours Faithfully



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-  Vehicular/ Pedestrian Access
-  Proposed Landscape/ Settlement Containment
-  Possible landscaping extension



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Project Name:	Proposed Housing Cruzion Stow
Client Name:	Bruce Weir
Drawing Name:	Block Plan
Drawing Status:	
Drawn by: ICAD Technician Full Name:	Date:
Checked by: ICADist Full Name:	Date:
Drawing Scale:	1:500
Layout ID:	Sheet: Revision:

1279_sk_01_Rev_A



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CW PROPERTIES (CWP)

LAND WEST OF INNERLEITHEN - SITE MINNE003 REPRESENTATION TO LOCAL DEVELOPMENT PLAN 2 MAIN ISSUES REPORT.

Dear Sir/Madam

Introduction

This representation relates to site **MINNE003** which has been identified in the Main Issues Report as a “**Preferred Option**”. The proposed zoning is for a mixed use development with a residential site capacity of approximately 50 dwellings.

We write on behalf of our Client [REDACTED] in relation to the above MIR consultation. CWP is working together with the landowner, the Traquair House Charitable Trust, in seeking the allocation of this site in the forthcoming LDP2.

This representation is fully **in support** of the 6.8 Hectare site being taken forward for a housing led (mixed use) development. However, in order to achieve this our client is seeking that the indicative housing capacity for the site be raised and to allow for up to **125 dwellings**.

Cameron Architects have produced an indicative Masterplan as part of this submission and shows that the site is more than capable of accommodating that number of units as well as an extension to the Health Centre and some provision for business units.

When one refers to other preferred sites noted, for example, site APEEB056 in Peebles it shows a site of some 7 Hectares and which is zoned for 150 units/dwellings. This then provides yet further comfort that the density proposed is achievable.

The critical housing mass is also required to enable land reservation for other speculative uses such as the Health Centre expansion and Business Units. The landowner is content in accepting the non-



residential aspects as part of the overall Masterplan for the site.

Further lands again are required to be reserved for open space, SUDs, potential archaeology as well as Affordable Housing provision. The Masterplan provided contains the associated and appropriate development mix and infrastructure.

Allocation of the site will make a positive contribution towards meeting the housing land requirement within the next Local Development Plan period for Tweeddale. CWP has recent and local experience in the housing market in Innerleithen at Caerlee Mill.

This site is now in the process of being brought forward for c. 45 new homes within the town. There is continued evidence of developer and consumer demand within Innerleithen and something the subject site seeks to deliver upon.

It is considered that the site is a logical and natural “rounding off” of the settlement and one which will assist in addressing the growing housing shortfall in Tweeddale.

‘Land west of Innerleithen’ Site Characteristics Summary

The site is positioned to the south west of the town, immediately adjacent to the settlement boundary and in close proximity to the town centre and necessary infrastructure and utilities.

The site extends to approximately 6.8 ha and is currently in use as low level grazing or agricultural land. It is contained by an existing landscape buffer to the South which is largely aligned with the neighboring built form to the East.

The location of the site offers the potential to implement a logical extension to Innerleithen and one where the residents can easily avail of Town Centre services by modes of transport other than the private car.

It is in a highly accessible and sustainable location and one which can be delivered within a five year time period. Figure 1 below shows the site in question.

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Figure 1: Subject Site



Opportunity

The site can form a natural expansion to Innerleithen and is on a scale commensurate to the size of the town. The opportunity is one which is considered deliverable in a short time-frame given housing demand in this part of the Borders. As explained previously our Client has first hand experience of this with the redevelopment of the nearby Caerlee Mill.

Innerleithen is an increasingly popular place in which to live, mainly due to its countryside setting combined with recreational opportunities and excellent public transport links to both Edinburgh and the central Borders. It is important that land allocations are made in sustainable and sought after locations where development proposals will come forward in a reasonable time-frame.

The site initially slopes down from the A72 before levelling out in the south eastern part of the site. There are not considered to be material topographical challenges. The indicative Masterplan submitted as part of this representation shows how the site could be developed, with business/health centre uses being located to the east of the site and the housing, open space and robust structure planting across the remainder of the site.

The MIR site assessment and allocation evolved from the production of LUC's Report ('Western Rural Growth Areas: Development Options Study') and with the recognition of the lack of suitable development opportunities in Tweeddale. The site has therefore been identified as a preferred option and a revised Masterplan submitted with this representation takes this one step further.

It is suggested that the non-residential uses would most appropriately be positioned adjacent to the existing Health Centre. This has been accounted for as shown within the indicative Masterplan.



The Masterplan, produced by local award winning Cameron Architects, outlines how the site can accommodate up to approximately 125 residential dwellings in addition to the commercial uses and necessary infrastructure.

The Council's Flood Management Team, in the MIR Site Assessment, confirms that the site is out with the fluvial 1 in 200 year flood extents, although it is noted that careful consideration will have to be given to management of surface water management. Whilst there is no flood risk associated with the majority of the site, it is noted that Flood Risk Assessment will be required due to the overall proximity to the River Tweed.

There is a range of potentially suitable options for achieving access to the site. The Masterplan has indicated the preference being a main point from the A72 which not only can achieve the associated traffic but helps to cut down "rat running" via the residential streets to the East. Instead the Masterplan puts forward those easterly connection points for those travelling on foot/bike to increase the pedestrian permeability of the site.

This would include connecting onto the nearby cycle and footpaths as well as Innerleithen Town Centre. It is acknowledged that it will be important to ensure good connectivity between proposed and existing development adjacent to the site.

The proposal would not have a significant impact on the local road network and it is highly accessible from the A72. The requirement for a Transport Statement is noted.

The site is close to the public transport network on the A72. The nearest bus stop is within walking distance which provides regular bus services to Edinburgh and the central Borders via the A72/A703. A wider range of services is available within Innerleithen town centre as well as six miles west in Peebles.

The site borders the off-road cycle path/ footpath which links Innerleithen to Peebles and there would be opportunity to have high connectivity from the site onto this route.

In terms of assimilating the site into the landscape setting and mitigating landscape impact within the Tweed Valley SLA, it is considered that the existing landscape belt around the southern perimeter already achieves this. However, further landscape strengthening would be considered at the detailed planning stage.

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The requirement for further archaeology assessment is noted, particularly in connection with the presence of a Roman temporary camp site within the south eastern corner of the site. An archaeological appraisal was completed by CFA Archaeology and submitted in connection with this site at Call for Sites stage. This noted the presence of cropmarks indicating the remains of the Roman temporary camp.

There was, however, considered to be low potential for discovery of medieval or later remains. The report noted that development of the site would not adversely affect the setting of any designated assets which lie within 1km of the site. Overall, no significant impact upon the settings of cultural heritage resource were identified. The Masterplan has taken on board the findings of the report.

There are no protected trees on or adjacent to the site and there are no international or national designation constraints associated with the site. The site is located within the Tweed Valley SLA and it will be important to respect the landscape setting through appropriate location and density of housing as well as through the implementation of robust landscaping and structure planting, as well as open/recreation space. A Landscape Appraisal would accompany any future application/submission.

Scottish Water's Walkerburn waste water treatment works are understood to have sufficient capacity as have the water treatment works. A drainage impact assessment is acknowledged to be required to confirm the effect on the existing network. The requirement for a water impact assessment in respect of water supply is also noted.

In responding to Question 7 of the MIR consultation report the landowner and our Client is in full agreement with the 'Preferred' allocation status given to the subject site. It is however requested that the housing density be increased and allow up to 125 dwellings. This would include the appropriate provision of Affordable Housing. The reservation of lands for a Health Centre extension and some business units is also agreed.

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Summary

Ferguson Planning believes that this site to the west of Innerleithen should progress to be allocated within the Local Development Plan2 for mixed use development, including up to 125 houses for the following key reasons:

- It is capable of being delivered within the 5 year Local Development Plan lifespan. There is market demand for housing in Innerleithen and due to the unconstrained nature of the site it will be attractive to developers.
- We stress the importance of allocating housing in the Scottish Borders where there is a strong demand to live. Innerleithen being one such place.
- Mitigation of landscape impact and containment can be achieved through the Masterplan process.
- There is no flood risk associated with the majority of the site, although it is noted that Flood Risk Assessment will be required due to the proximity of the site to the River Tweed.
- The site represents a natural extension to the development boundary and is one which will be contained between the A72, the railway cycle route and existing development to the west of Traquair Road.
- The location is sustainable, being located close to the town centre and public transport infrastructure network.
- There are no insurmountable infrastructure constraints which could prevent development of the site.

Should you wish to discuss any aspect of this representation in greater detail then please do not hesitate to contact Tim Ferguson on 01896 668 744.

Yours faithfully



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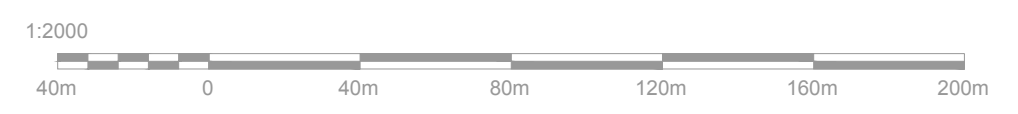
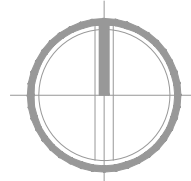
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- KEYS:**
- New Housing
 - New Housing Landscaped Edge
 - Landscaped Amenity Space
 - Potential Future Expansion of Health Centre
 - Employment Zone
 - Pedestrian Links
 - New Road Network



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client:	CW Properties	
project:	Land West of Innerleithen SITE MINNE 003	
title:	Outline Site Plan	
scale:	1:2000	@ A3
date:	31/01/2019	
drawn:	NM	
file:	j:\9377\land west of innerleithen, innerleithen\outline site layout.dwg	
number:	9377.0.01	rev: _____

architecture
design
development